

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 374

CASE NO. 81-1P

May 24, 1982

On September 10, 1981, by Z.C. Order No. 351, the District of Columbia Zoning Commission granted preliminary approval to the application of Mrs. Duncan, Jennifer Stats and Laughlin Phillips for a Planned Unit Development (PUD) for Lots 806, 812, 815, 817, and a portion of Lot 816 in Square 1346 located at the southeast corner of the intersection of Foxhall Road and W Street, N.W. to allow the construction of a sixty-three dwelling unit housing development. Paragraph 7501.67 of the District of Columbia Zoning Regulations states that the first stage approval shall be valid for a period of one year, unless extended by the Zoning Commission.

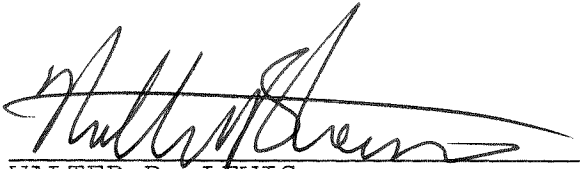
By letter dated April 23, 1982, counsel for the applicants requested that the Commission extend the validity of the approval of the PUD granted on September 10, 1981. The letter stated that the current economic conditions affecting the housing industry have created a situation in which there are no developers who are able to join with the Phillips family and make the second stage application within one year. Those developers who are large enough to undertake the project are currently holding significant amounts of unsold inventory and are financially incapable, although not uninterested, in proceeding at this time.

The Zoning Commission is mindful of the current unfavorable economic climate for the housing industry. The Commission also understands the budgeting, marketing and other development constraints associated with a housing development. The Commission believes that an extension of time, as requested by the applicants is not unreasonable, that the rationale for granting approval for the PUD has not significantly changed, and that there will be no adverse consequences incurred by accommodating the request.

It is therefore hereby ordered that the validity of Zoning Commission Order No. 351 is EXTENDED for a period of two

years, until September 25, 1984. Prior to the expiration of that time, the applicants shall file an application with the Zoning Commission for final approval for the PUD, if they desire that Z.C. Order No. 351 remain valid and in effect.

Vote of the Commission taken at the public meeting held on May 24, 1982: 4-0 (Walter B. Lewis, Lindsley Williams, George M. White, and John G. Parsons, to extend - Ruby B. McZier, not present not voting.



WALTER B. LEWIS
Chairman
Zoning Commission



STEVEN E. SHER
Executive Director
Zoning Secretariat